

# Palladio -

LOT 31 BOYDAW ROAD,  
THE AVENUE, PIMPAMA



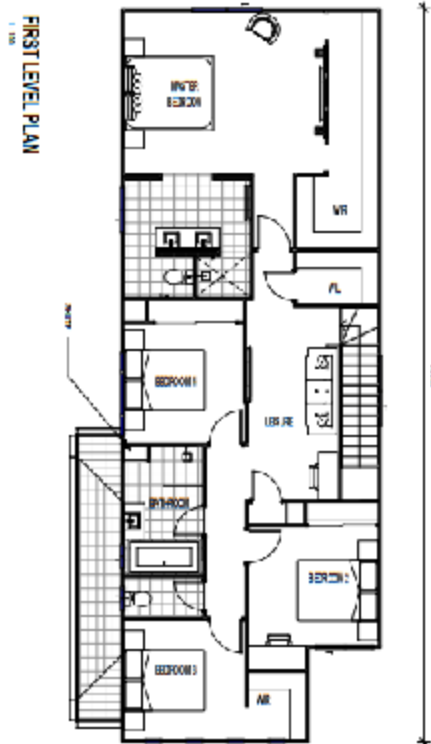
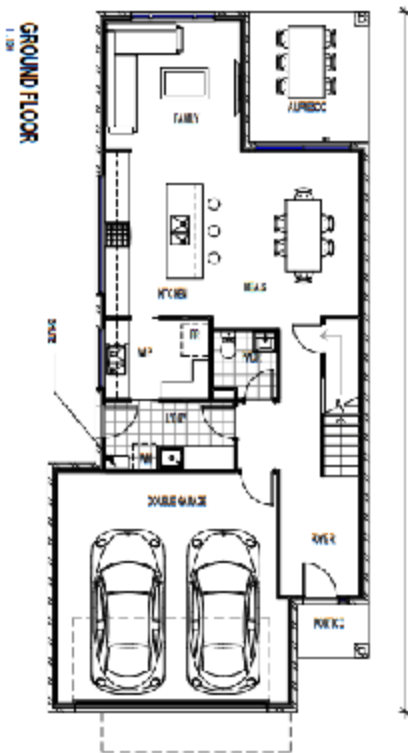
**HOUSE & LAND**  
~~**\$618,300**~~  
**\$598,300**

**LIMITED  
TIME  
ONLY  
OFFER.  
PHONE  
NOW**

**0431-546 326**

**THE PINNACLE  
MODIFIED  
242.36m<sup>2</sup>**

**FIXED PRICE  
TURN KEY**



## Inclusions:

Council fees, engineering, survey & soil test  
Excavations, concrete to Alfresco  
BAL 12.5 Bushfire rating  
Colorbond roof  
2590mm high ceilings to lower floor  
Remote control, double garage with internal access  
4 Bedrooms, 2.5 Bath, Family, Leisure, WIP, WIR  
Rendered Ultimo façade with brick to remaining elevations  
14kW Fully ducted Daikin air conditioning  
Storage under stairs  
Ceiling fans to all bedrooms & Leisure  
LED lights and additional double power points  
European 900mm Freestanding Gas Cooker with Electric Oven  
European 900mm Rangehood

Dishwasher  
Stone benchtops to Kitchen and Vanities  
Double undermount sink to Kitchen  
Walk in Pantry with kitchen bench 20mm stone & feature window  
Laundry fit out with 20mm stone benchtop  
Laundry chute from upper to lower floor  
Quality carpets to all Upper floor  
Quality tiles to all remaining main floors inc under stairs  
Metal mesh flyscreens to all windows and glass sliding doors  
Block out roller blinds to all windows  
Letterbox, Clothesline & TV aerial  
300m<sup>2</sup> of Turf including top soil  
\$1,000 to spend on plants for Landscape  
\$7,000 to spend on fencing  
Up to 45m<sup>2</sup> Exposed aggregate driveway and Porch

**Contact: Christiane Clapp on 0431 546 326 or email [cclapp@palladio.com.au](mailto:cclapp@palladio.com.au)**

**Come and visit our displays at 25 Swan Road, Pimpama**